



APPROVED  
BY THE CITY COUNCIL

SEP 18 1990

OFFICE OF THE  
CITY CLERK

4.3

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

September 18, 1990

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

Honorable Members in Session:

PLANNING  
916-449-5604

SUBJECT: ONE YEAR TIME EXTENSION FOR A TENTATIVE MAP TO DIVIDE 1.7±  
ACRES INTO 10 SINGLE FAMILY LOTS (P88-024)

LOCATION: 5051 64th Street

**SUMMARY**

This request is for a One Year Time Extension for an approved tentative map to divide 1.7± acres into ten single family lots. The Planning Commission and Planning Staff recommend approval of the requested map extension to May 10, 1991.

**BACKGROUND**

One May 10, 1988, the City Council approved the tentative map to divide 1.7± acres into 10 single family lots and rezoned the property from R-1 to R-1A to allow ten petite lots and increase the density. The Planning Commission also approved a Special Permit to develop detached petite homes on these lots.

The subject site contain 1.7± acres and is zoned Single Family Alternative (R-1A) Zone. Two single family residence are located on the site. The General Plan designates the site for Residential (4 to 15 du/na). The proposal will have a density of 6.8 du/na. The request is to divide the property into ten single family lots, retain the two dwellings and construct eight petite single family detached units. The units will be one and 2-story and range from 980 sq. ft. to 1,227 sq. ft. of floor area.

The request is for a one year time extension for the tentative map. On August 9, 1990 the Planning Commission approved a one year time extension for the tentative map and Special Permit to develop the petite dwelling units.

**FINANCIAL DATA**

Not applicable.

City Council  
One Year Time Extension  
5051 64th Street (P88-024)  
September 18, 1990  
Page 2

**POLICY MATTERS**

This project is consistent with the General Plan. The State Map Act allows a total of six years for a map. This request will total three years.

**VOTE OF THE PLANNING COMMISSION**

On August 9, 1990, the Planning Commission voted seven ayes, one absent, to recommend approval of the request.

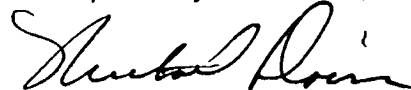
**MBE/WBE EFFORTS**

Not applicable.

**RECOMMENDATION**

The Planning Commission and Planning Staff recommend the City Council approve the request for a One Year Time Extension subject to the conditions of the original resolution and Findings of Fact.

Respectfully submitted,



MICHAEL M. DAVIS,  
Director of Planning and Development



FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

**Contact Person:**

Will Weitman, Principal Planner  
(916) 449-5604

September 18, 1990  
District No. 6

MMD:WW:pc  
P88-024.CC  
Attachments

#4.3

**RESOLUTION NO. 90-787**

ADOPTED BY THE SACRAMENTO CITY COUNCIL **APPROVED**  
BY THE CITY COUNCIL

ON DATE OF \_\_\_\_\_

SEP 18 1990

OFFICE OF THE  
CITY CLERK

**RESOLUTION AMENDING RESOLUTION NO. 88-374 BY  
ADDING A CONDITION**

(P88-024) (APN: 023-0152-013, 020)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, that Resolution No. 88-374, dated May 23, 1988, is hereby amended by adding Condition O, as follows:

**O. Place a Note on the Final Map:**

The elevations and exterior building materials for the homes of the subdivision shall be subject to the City Design Review staff review and approval prior to issuance of building permits.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P88-024.TE.amd

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Amended.

# RESOLUTION No. 88-374

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 5051 64th STREET

(P88-024) (APN: 023-0152-013,020)

CERTIFIED AS TRUE COPY  
of Resolution No. 88-374

MAY 23 1988

DATE CERTIFIED: *[Signature]*  
CITY CLERK CITY OF SACRAMENTO

WHEREAS, the City Council on May 10, 1988, held a public hearing on the request for approval of a tentative map for property located at 5051 64th Street;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designate the subject site for residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements on both sides of A Street and B Street.
  - b. Prepare a sewer, drain and water study for the review and approval of the City Engineer.
  - c. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
  - d. Meet all County Sanitation District requirements.
  - e. Submit a soils test prepared by a registered engineer to be used in street design.
  - f. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
  - g. Dedicate the five feet along south boundary as a P.U.E. for overhead electrical facilities and appurtenances.
  - h. Submit an acoustical report prepared by a registered acoustical engineer that demonstrates (with the use of mitigation) compliance with the City General Plan.
  - i. If Parcel Map is not recorded first, Parcels A and B shall become part of the subdivision and numbered accordingly.
  - j. Remove existing driveway to Parcel B and place driveway to Parcel B from A Street.
  - k. Dedicate and improve off-site round corner on Stonier property.
  - l. Relocate driveway on Stonier property to the satisfaction of the City Traffic Engineer.

- m. Pursuant to City Code Section 40.132 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fee. The appraisal shall be dated not more than 90 days prior to the filing of the final map (.0896 ac.).
- n. Construct a sound wall along 65th Street. The height, design and building material of a sound wall, shall be submitted for review and approval of the Planning Director prior to final map recordation.

ANNE RUDIN

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MAYOR

ATTEST:

LORRAINE MAGANA

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CITY CLERK

P88-024

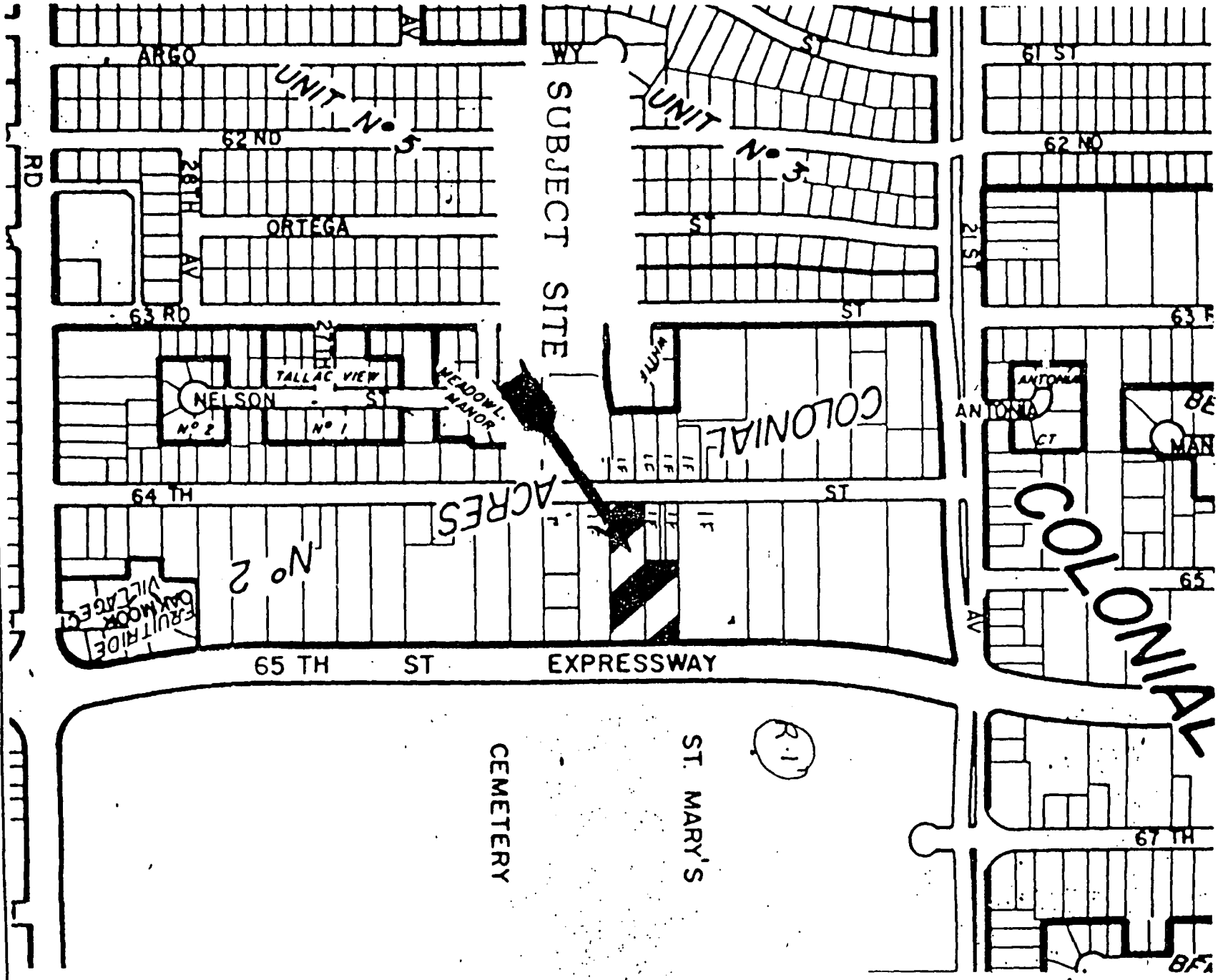
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P88-024

63-88

Item 10

# VICINITY - LAND USE - ZONING



RD

RD

ARGO

UNIT No. 5

62 NO

28TH AV

ORTEGA

63 RD

NELSON No. 2

TALLAC VIEW

WEDDOW MANOR

64 TH

No. 2

FRUIT RIDE OAKWOOD VILLAGES

65 TH

ST

EXPRESSWAY

SUBJECT SITE

UNIT No. 3

COLONIAL

61 ST

62 NO

21ST

63 E

ANTONIA CT

BE MAN

65

AV

COLONIAL

67 TH

68 E

(R-1)

ST. MARY'S

CEMETERY

**Sacramento City Planning Commission  
VOTING RECORD**

MEETING DATE  
August 9, 1990

ITEM NUMBER  
12-B

PERMIT NUMBER  
P 88-024

**ENTITLEMENTS**

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP EXT.
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

STAFF RECOMENDATION

Favorable  Unfavorable

Correspondence

Petition

LOCATION 5051 64<sup>th</sup> Street

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # \_\_\_\_\_

Yes    No    Motion Second

BECERRA	✓			
CHINN	✓			✓
<del> </del>				
HOLLOWAY	✓			
NOTESTINE	✓			
OTTO				✓
ROSEN	<u>absent</u>			
YEE	✓			
HOLLICK	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

PLANNING AND DEVELOPMENT



City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:
- A. Negative Declaration.
  - B. Tentative Map Time Extension to subdivide 1.7± acres into 10 single family lots in the Single Family Alternative (R-1A) zone.
  - C. Special Permit Time Extension to develop eight "petite" single family units on 1.7± acres in the Single Family Alternative (R-1A) zone.

LOCATION: 5051 64th Street

SUMMARY:

This is a request for a one year time extension for both a Tentative Map and a Special Permit on 1.7± acres in the Single Family Alternative (R-1A) zone. The Tentative Map divides the 1.7± acres into ten single family lots. The Special Permit is to develop eight "petite" single family units.

BACKGROUND INFORMATION:

On March 24, 1988, the Planning Commission approved a Rezone of 1.7± acres from Standard Single Family (R-1) to Single Family Alternative (R-1A). Also approved was a Tentative Subdivision Map and a Tentative Parcel Map to divide the 1.7± acres in ten single family lots. The applicant requested and was granted a Subdivision Modification to waive Parkland Dedication requirements on the map. The Planning Commission also approved a Special Permit to develop eight "petite" units on these newly created parcels. On May 10, 1988, the Sacramento City Council approved the Rezone, Tentative Map and Subdivision Modification. The applicant is requesting a time extension of the Tentative Map and Special Permit entitlements. This time extension application includes no modification to the previous submittal.

EVALUATION:

Staff supports the requested one year time extension for the Tentative Map and Special Permit subject to the same conditions as stated in the staff report of March 24, 1988. (See attached original staff report.)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.

APPLC. NO. P88-024

August 9, 1990

Item No. 12

- B. Approve the Tentative Map Time Extension to subdivide 1.7± acres into 10 single family lots subject to the conditions and based upon the findings of fact in the original staff report as attached.
  
- C. Approve the Special Permit Time Extension to develop eight "petite" single family units subject to the conditions and based upon the findings of fact in the original staff report as attached.

Respectfully submitted,

  
Will Weitman  
Principal Planner

# CITY PLANNING COMMISSION

1231 MARKET STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Williamson & Associates, 925 Secret River Drive, Ste. C Sac., CA 95831  
OWNER Edwin G. Gerber, 2917 Orange Grove Ave., North Highlands, CA 95660  
PLANS BY Williamson & Associates, 925 Secret River Drive, Ste., C Sac., CA 95831  
FILING DATE 12/7/87 ENVIR. DET. 2/29/88 REPORT BY SD/vf  
ASSESSOR'S-PCL. NO. 023-0152-013,020

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 1.7+ acres from Standard Single Family (R-1) to Single Family Alternative (R-1A).
  - C. Tentative Subdivision Map (P88-024)
  - D. Tentative Parcel Map
  - E. Subdivision Modification to waive Parkland Dedication requirements on the parcel map.
  - F. Special Permit to develop eight "Petite" units.

**LOCATION:** 5051 - 64th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop eight "Petite" units known as Kerl Lynn Estates.

**PROJECT INFORMATION:**

General Plan Designation: Residential 4 to 15 units per acre.  
Existing Zoning of Site: R-1  
Existing Land Use of Site: 2 Single Family Residences

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	To Be	20'
South: Single Family; R-1	Side(Int):	Determined	10'
East: Single Family; R-1	Side(Int):	By Planning	0'
West: Single Family; R-1	Rear:	Commission	8'

Size of Units:

- A 980 sq. ft., 3 bedrooms/2 bathes, 2 car garage, 1 story
- B 1,227 sq. ft., 3 bedrooms/2-1/2 bathes, 2 car garage, 2 stories

Parking Required: 8 spaces  
Parking Provided: 16 spaces  
Property Dimensions: Irregular  
Property Area: 1.7+ acres  
Density of Development: 6.8 d. u. per acre  
Square Footage of Building: 980 sq. ft., 1,227 sq. ft.  
Height of Building: 1 and 2 story  
Topography: Flat

APPLC. NO. P88-024 MEETING DATE August 9, 1990 ITEM NO. 12  
~~March 24, 1988~~ ~~10~~

Street Improvements: To be provided  
Utilities: To be provided  
Exterior Building Materials: Masonite lap siding and stucco  
Roof Material: Composition shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On February 24, 1988, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Subdivision Map. On that same date, the Subdivision Review Committee voted to recommend approval of the Parcel Map and Subdivision Modification.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 4 to 15 residential units per acre in the General Plan. The site is surrounded by single family development on primarily deep lots. The applicant proposes to develop 8 "Petite" units at a density of 6.8 du/acre.

B. Rezoning

The applicant is requesting to rezone the site from Standard Single Family (R-1) to Single family Alternative (R-1A). The zoning permits flexibility of design by varying lot sizes and building setback requirements. The site is currently developed with two residences on the southwest quadrant. The applicant proposes to split these off for individual sale. R-1A variable setbacks and lot sizes permit this configuration without the need for variances approval. The subdivision itself will consist of narrow lots developed with "petite" units. Each unit has a minimum five foot side yard setback on both sides of the structure. Staff has no objection to the proposed rezoning.

C. Tentative Subdivision - Keri Lynn Estates

The applicant is proposing a subdivision consisting of 8 new units located behind the existing residences. The lots will have access to 64th Street through a proposed public street. The applicant has allowed for adjacent development by proposing to stub the new street at the north and south property lines. Surrounding development occurs along the 64th Street frontage. The proposed design will permit development of the rear of the surrounding parcels.

D. Tentative Parcel Map

The applicant is seeking the ability to sell the existing houses on 64th Street to finance construction of the subdivision. A parcel map is, therefore, being requested which will create lots A and B with

existing residences and a remainder for future development. The house on Parcel B will take access from the new street. Street improvements must be constructed to the eastern property line of Parcel B with recordation of the Parcel Map.

The street design necessitates relocating the driveway of the house north of the site onto the proposed street. This will be completed at the developer's expense. The applicant is aware of this requirement.

E. Subdivision Modification

The two existing houses are exempt from Parkland Dedication requirements. According to the Subdivision Ordinance, Parkland Dedication fees will be paid on the subdivision when it is recorded. Staff, therefore, supports the request to waive Parkland Dedication requirements on the Parcel Map. Parkland Dedication in-lieu fees are appropriate for the map. Fees will be based upon .0896 ac. of land multiplied by the value of the land established by the applicant's appraiser.

F. Special Permit

The applicant proposes two floor plans; each with three elevations. Unit A has 980 sq. ft., 3 bedrooms and one and one half baths. The unit is one story high and has a two car garage. The living room is in the front of the house which permits a view of the street for security. Unit B has two stories, 1,227 sq. ft., 3 bedrooms and two and one half bathes. Exterior building materials are masonite lap siding and stucco; roofing material is proposed to be composition. Staff recommends shake roofs or a similar material. Staff finds the floor plans and elevations to be acceptable. The applicant proposes 20 foot front setbacks and 24 foot rear setbacks. Since a standard 25 foot front setback can be easily done, staff recommends the typical site plans be revised to show a 25 ft. front setback. Staff has no objection to "Petite" units. Staff finds the project is in compliance with General Plan policies to encourage infill of by-passed property or vacant land within developed neighborhoods.

G. Noise

Sixty-fifth Expressway generates a great deal of traffic noise. The applicant will be required to conduct an acoustical study and comply with Mitigation Measures recommended by the study; this will probably require a masonry sound wall 6 to 10 ft. in height.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant affect on the environment. A Negative Declaration with the following mitigation measure has been filed.

P88-024

~~March 24, 1988~~  
August 9, 1990

12  
Item #10

12

The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building or grading permits:

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezoning from Standard Single Family (R-1) to Single Family Alternative (R-1A).
- C. Recommend approval of the Tentative Map of Keri Lynn Estates subject to conditions which follow.
- D. Recommend approval of the Tentative Parcel Map subject to conditions which follow.
- E. Recommend approval of the Subdivision Modification to defer Parkland Dedication requirements on the parcel map.
- F. Approve the Special Permit subject to conditions and based upon Findings of Fact which follow.

Conditions - Keri Lynn Estates (Subdivision)

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements on both sides of A Street and B Street.
- 2. Prepare a sewer, drain and water study for the review and approval of the City Engineer.
- 3. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service.
- 4. Meet all County Sanitation District requirements.
- 5. Submit a soils test prepared by a registered engineer to be used in street design.

P88-024

~~March 24, 1988~~  
August 9, 1990

Item #10<sup>12</sup>

6. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
7. Dedicate the five feet along south boundary line as a P.U.E. for overhead electrical facilities and appurtenances.
8. Submit an acoustical report prepared by a registered acoustical engineer that demonstrates (with the use of mitigation, i.e. wall) compliance with the City General Plan. If the use of a sound wall is required, submit plans for Planning staff review and approval.
9. If Parcel Map is not recorded first, Parcels A and B shall become part of the subdivision and numbered accordingly.
10. Remove existing driveway to Parcel B and place driveway to Parcel B from A Street.
11. Dedicate and improve off-site round corner on Stonier property.
12. Relocate driveway on Stonier property to the satisfaction of the City Traffic Engineer.
13. Pursuant to City Code Section 40.132 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required Parkland Dedication in-lieu fee. The appraisal shall be dated not more than 90 days prior to the filing of the final map (.0896 ac.).
14. Design and building material of a sound wall, if used, shall be submitted for review and approval of the Planning Director prior to final map recordation.

Conditions - Parcel Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements to the east end of Lot B pursuant to Section 40.811 of the City Code: (curbs, gutters, sidewalks on both sides).
2. Prepare a sewer drainage and water drainage study for the review and approval of the City Engineer.

3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Meet all County Sanitation District requirements.
5. Submit a soils test prepared by a registered engineer to be used in street design.
6. Locate existing sewer and water services.
7. Provide separate sewer and water services to Parcel A and B.
8. Dedicate and improve round corner off-site on Stonier property.
9. Relocate driveway on Stonier property and the existing driveway to Parcel B to the satisfaction of the City Traffic Engineer.
10. Place a note on the final map referencing the developer's obligation to pay Parkland Dedication fees with building permits or further subdivisions.

Conditions - Special Permit

1. Shake shingles or heavy but composition roofing material with a 25 year life span rating shall be used on the roofs.
2. Site plans shall indicate a 25 foot front setback.
3. Complete elevations shall be submitted to staff for review and approval prior to issuance of building permit.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that:
  - a. adequate parking is provided; and
  - b. it utilizes the vacant portion of two deep lots.
2. The project will not be detrimental to public health, safety or welfare, nor will it result in a nuisance in that:
  - a. adequate setbacks are provided; and
  - b. adequate access is provided.

P88-024

~~March 24, 1988~~  
August 9, 1990

12  
Item #10

15



3. The project is consistent with policies in the General Plan to encourage infill development.
4. The project is consistent with the General Plan which designates the site for 4 to 15 residential units per acre.

P88-024

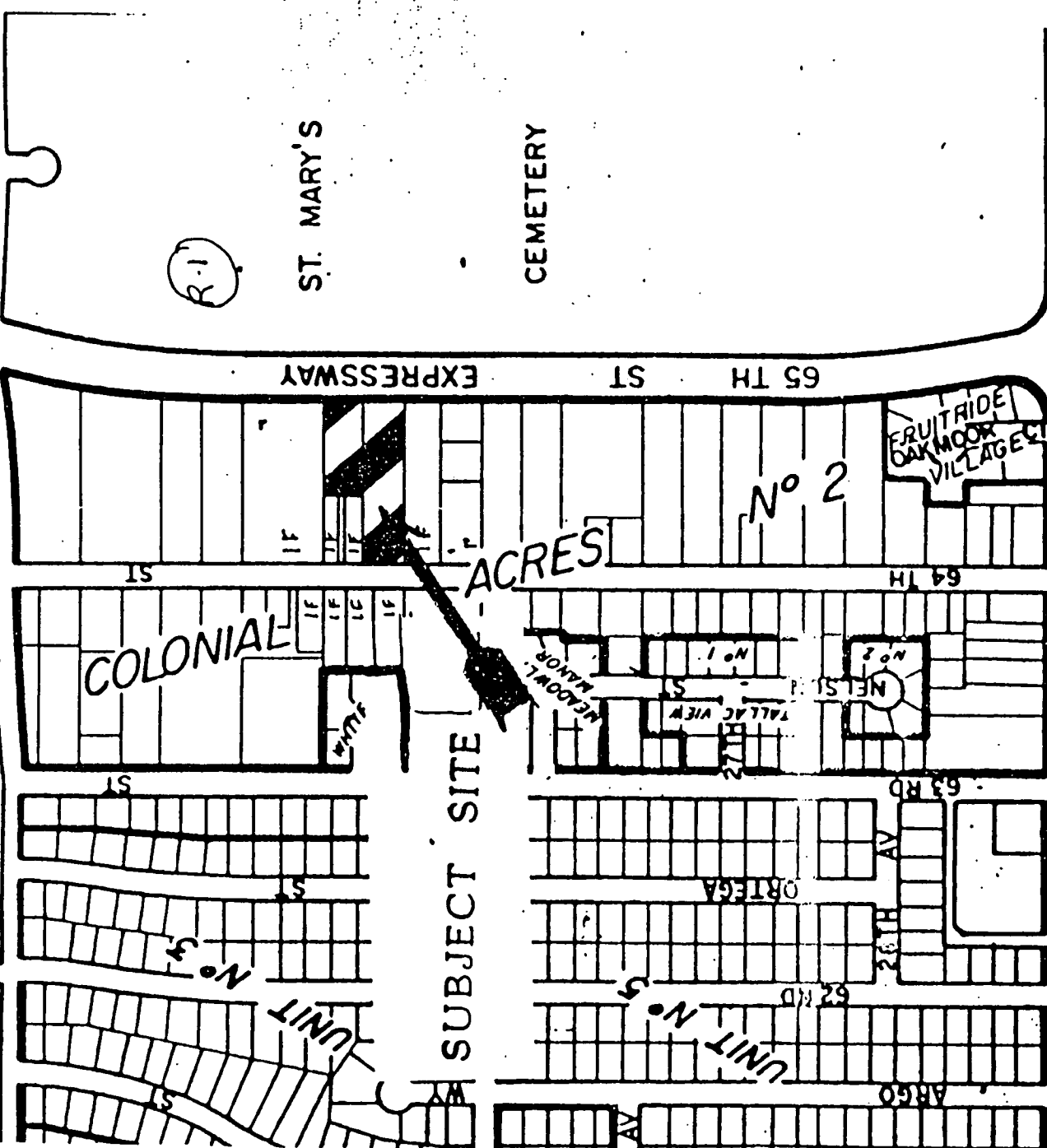
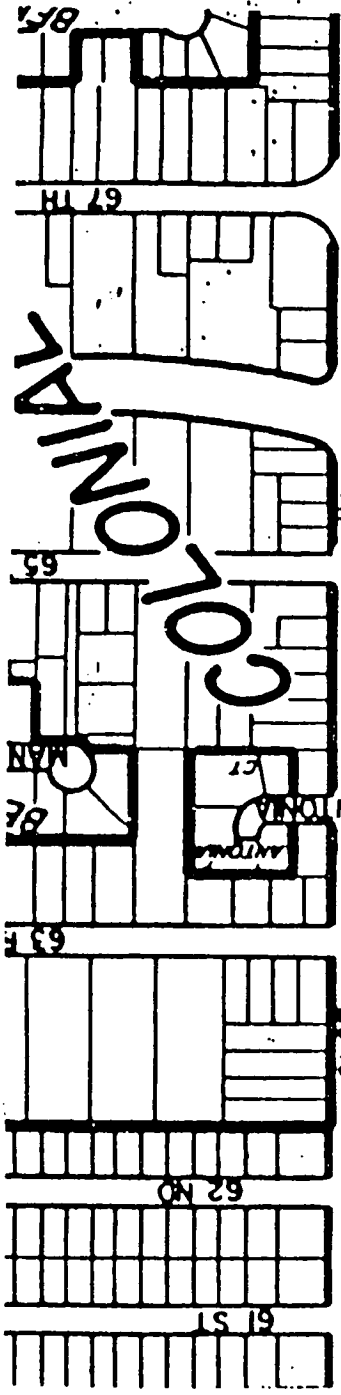
~~March 24, 1988~~

August 9, 1990

<sup>12</sup>  
~~Item #10~~

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COLONIAL AV



VICINITY - LAND USE - ZONING

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P22

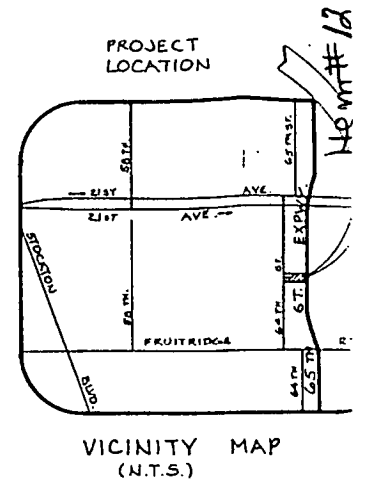
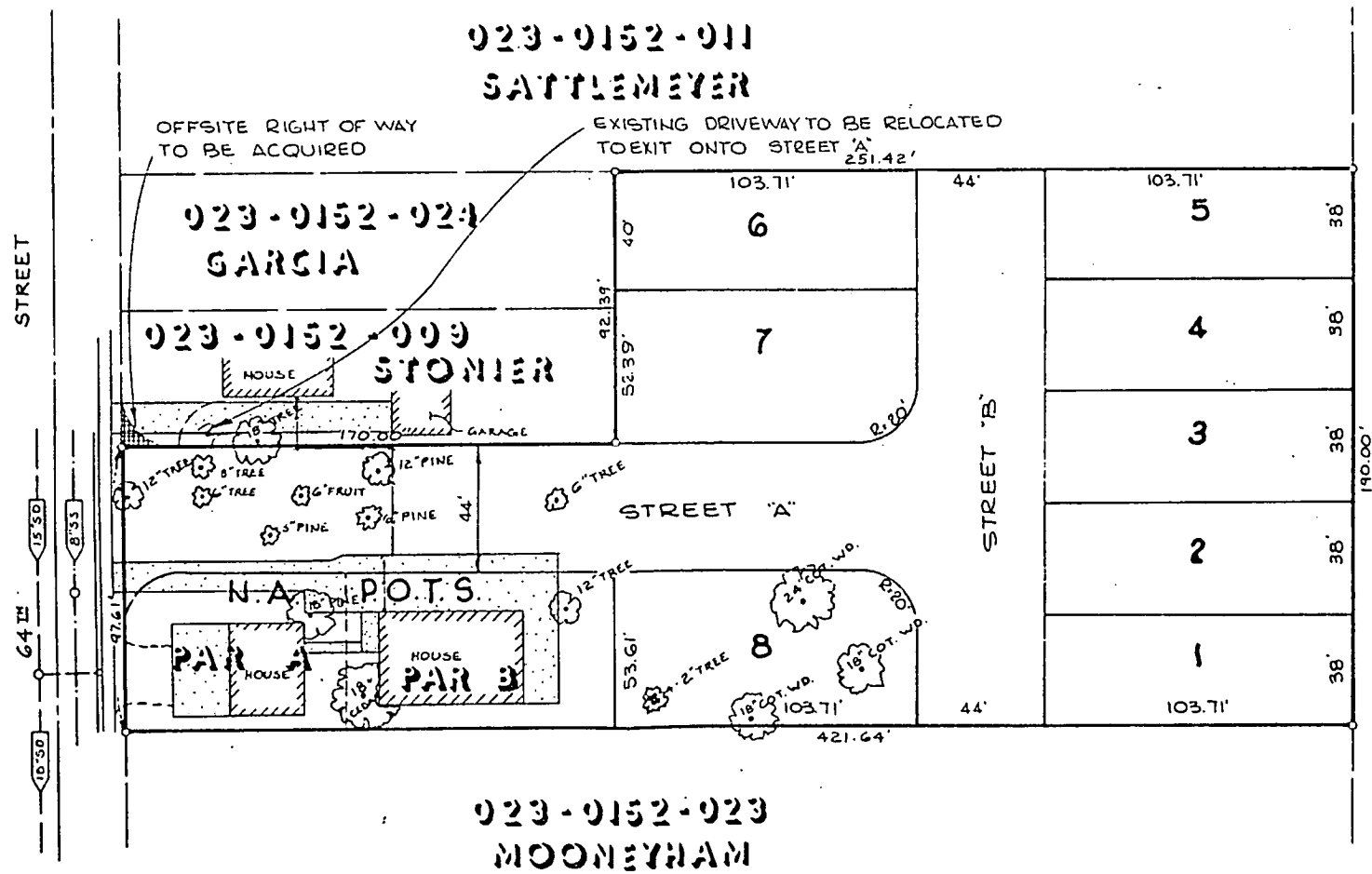
023-0151-019  
WILSON

023-0151-004

023-0151-005

023-0151-006

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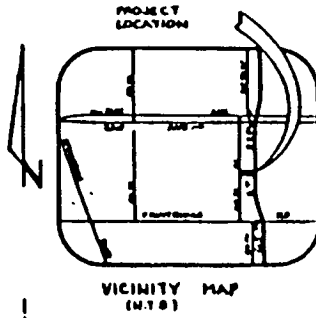
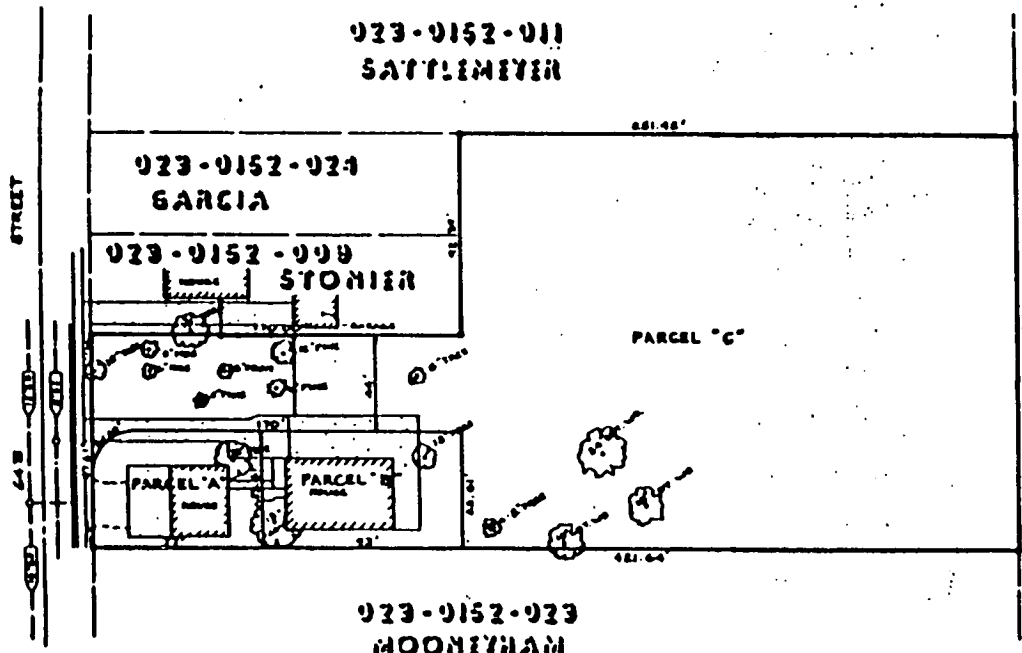


August 9, 1990 18

P88-024

TENTATIVE PARCEL MAP

023-0151-001  
WILSON  
023-0151-002  
023-0151-005  
023-0151-006  
023-0151-007



**TENTATIVE PARCEL MAP**  
**POR. LOT 23, COLONIAL ACRES NO. 2**

CITY OF SACRAMENTO CALIFORNIA  
 1" = 40' NOVEMBER 1987

**WILLIAMSON & ASSOCIATES**  
 928 SECRET RIVER DRIVE, STE. C  
 SACRAMENTO, CA. 95811  
 (916) 393-7000

OWNER & SUBDIVIDER:  
 EMILSON MILLERS  
 2917 ORANGE GROVE AVE.  
 NORTH WILDLAND, CA 95660  
 (916) 488-8455

ENGINEER:  
 WILLIAMSON & ASSOCIATES  
 928 SECRET RIVER DRIVE, SUITE C  
 SACRAMENTO, CA 95811  
 (916) 393-7000

A.P.N. 023-0152-13 & 20  
 EXISTING USE: SINGLE FAMILY  
 PROPOSED USE: SINGLE FAMILY  
 WATER: CITY OF SACRAMENTO  
 SEWER: CITY OF SACRAMENTO  
 DRAINAGE: CITY OF SACRAMENTO  
 SCHOOLS: SACRAMENTO CITY UNIFIED  
 PARKS: CITY OF SACRAMENTO  
 FIRE: CITY OF SACRAMENTO  
 NUMBER OF LOTS: 3  
 SIZE OF LOTS: AS SHOWN  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: R-1-A

EXISTING:  
 LEGAL DESCRIPTION:  
 PARCEL ONE: LOT 23, COLONIAL ACRES NO. 2, 15 ACRES  
 EXCEPTING THE NORTH 1.00 ACRES AND THE EAST 50.00 FEET  
 PARCEL TWO: THE NORTH 1.00 ACRES OF LOT 23, COLONIAL ACRES NO. 2, 15 ACRES, EXCEPTING THE WEST 170.00 FEET AND THE EAST 50.00 FEET.



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August 9, 1990 19

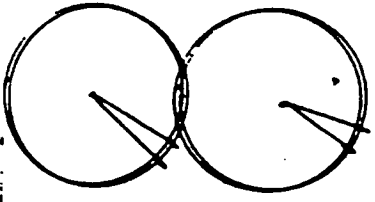
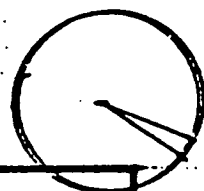
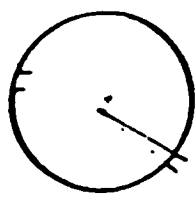
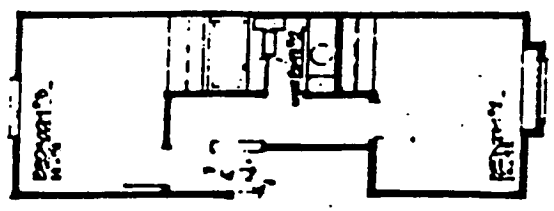
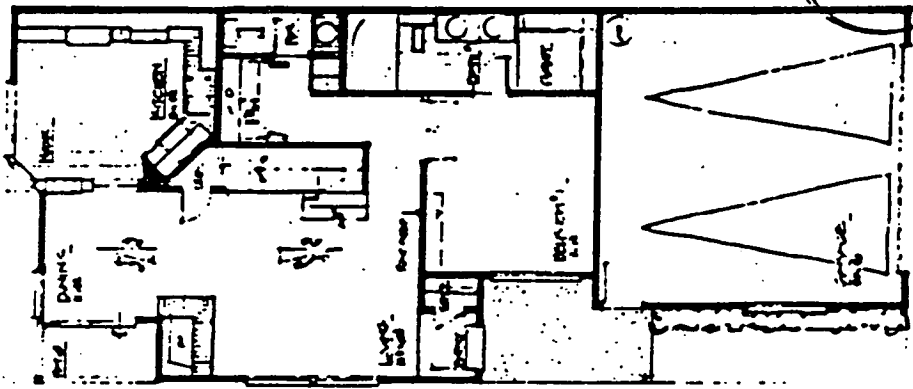
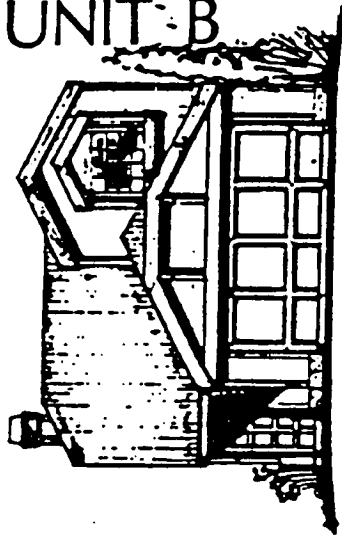
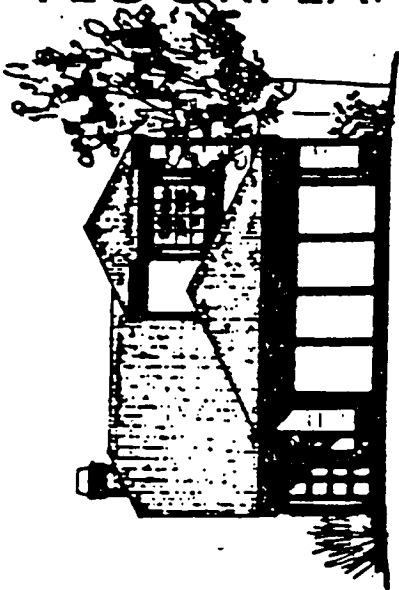
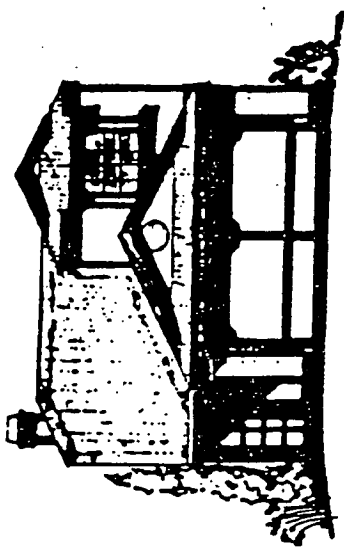
PER 0024



# PRELIMS

## FLOORPLANS & ELEVATIONS

### UNIT B



1227 SF  
12.27



CERTIFIED AS TRUE COPY  
of Resolution No. 90-787

**RESOLUTION NO. 90-787**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

SEP 18 1990

ON DATE OF \_\_\_\_\_

SEP 24 1990

DATE CERTIFIED

CITY CLERK, CITY OF SACRAMENTO

*Virginia Henry*  
CITY CLERK, CITY OF SACRAMENTO

RESOLUTION AMENDING RESOLUTION NO. 88-374 BY  
ADDING A CONDITION

(P88-024) (APN: 023-0152-013, 020)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, that Resolution No. 88-374, dated May 23, 1988, is hereby amended by adding Condition O, as follows:

O. Place a Note on the Final Map:

The elevations and exterior building materials for the homes of the subdivision shall be subject to the City Design Review staff review and approval prior to issuance of building permits.

ANNE RUDIN

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Virginia Henry

CITY CLERK

P88-024.TE.amd

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 90-787

DATE ADOPTED: SEP 18 1990